

Memorandum



Date: Feburary 6, 2007

To: Honorable Chairman Bruno A. Barreiro and Members,
Board of County Commissioners

Supplement to
Agenda Item No.: 5(C)

From: George M. Burgess
County Manager

Subject: Supplemental Information for Substantial Modification of Building Better Communities
Project No. 330 – The Wolfsonian – Florida International University (FIU)

The supplemental information in this memorandum is provided as requested at the Infrastructure and Land Use Committee (INLUC) meeting of December 12, 2006 in regard to agenda item 2L, "Resolution Pertaining to Building Better Communities Bond Program by Approving after Public Hearing Significant Modification to Project No. 30 - "Improvements to The Wolfsonian-FIU" Identified in Exhibit A to Resolution No. R-919-04."

In review, this agenda item reported that The Wolfsonian's original General Obligation Bond (GOB) project description accounted for improvements only to the museum's headquarters facility at 1001 Washington Avenue on Miami Beach. As a result of preliminary capital assessment of all three of its Miami Beach buildings conducted by The Wolfsonian, in consultation with the Department of Cultural Affairs, an expanded plan has been developed that represents a more efficient and effective way to accomplish the stated goal for the use of this GOB allocation: to make more museum space open and available for the public. The Wolfsonian-FIU is confident that it can work cooperatively with the County on the required GOB grant agreements to accomplish this modified project's work with the available and approved GOB funds.

In summary, rather than building a new 25,000 square foot addition to their headquarters facility, The Wolfsonian will reorganize and renovate spaces that are currently closed to the public in its three buildings, thereby making a minimum of 25,000 square feet of space newly opened to the public. Consistent with its original GOB project description, these spaces will be used for public exhibitions, educational programs and visitor amenities.

The chart below outlines the key factors involved in this project modification:

Item	Original GOB Project	Modified GOB Project
Project Description	Construct an approximately 25,000 square foot addition to the museum's headquarter facility at 1001 Washington Avenue, Miami Beach, including: additional storage and public access to its library; public galleries; a 300 seat auditorium/lecture hall; classrooms and teaching spaces; an additional elevator; and visitor-friendly entrance and other pedestrian-access improvements.	Improve the museum by reorganizing and consolidating the program functions of all three of the Miami Beach buildings that comprise The Wolfsonian's campus: the headquarter facility at 1001 Washington Avenue; the Annex at 1538 Lenox Avenue; and the Community Cultural and Humanities Center (formerly, the Miami Beach Women's Club) at 2401 Pinetree Drive.
Square footage of new space to be made available to the public	New construction: 25,000 square foot addition to the Headquarter facility	New space made open to the public as a result of reorganization and renovation of 3 existing facilities: minimum of 25,000 square feet <ul style="list-style-type: none"> • Headquarter facility – approximately 3,000 sq. ft.* • Annex facility – approximately 28,000 sq. ft.** If funding permits: <ul style="list-style-type: none"> • Community Cultural and Humanities Center – approximately 5,000 sq. ft.** * improved accessibility/elevator service ** space not currently accessible to the public

Amount and schedule of GOB funding allocation	\$10 million total Partial allocations scheduled from 2005 to 2014	No change
Funding responsibility for any and all project overages	The Wolfsonian – FIU	No change

The GOB funding support for this project will be allocated through a grant agreement between The Wolfsonian and the County administered by the Department of Cultural Affairs. Funding payments through this agreement will be provided to The Wolfsonian on a reimbursement basis, after The Wolfsonian submits required documentation that substantiates work accomplished and after these materials are reviewed and approved by the Department.

The first phase of work for The Wolfsonian's GOB grant will focus on developing a detailed building program and budget for the project. This phase will confirm the amount of work able to be accomplished in the headquarters facility (1001 Washington Avenue) and in the annex (1538 Lenox Avenue); it also, will help determine whether there are sufficient funds to accomplish work on the community cultural and humanities center (2401 Pinetree Drive). Future allocations of GOB funding will be contingent upon the Department's approval of the resulting building program and budget. The preliminary budget below is subject to change once the planners, architects, engineers and cost estimators complete this first phase of work.

<i>Line Item</i>	<i>Amount</i>
Planning and Design Work	\$ 850,000
Project Management	\$ 300,000
Owner Development Costs	\$ 250,000
Construction and Renovation	\$ 6,650,000
Fixtures, Furniture and Equipment	\$ 950,000
Contingency (10%)	\$ 1,000,000
TOTAL	\$10,000,000

This substantial modification of The Wolfsonian's GOB project is being recommended for the following reasons:

- it maintains the original goal of the project – making a minimum of 25,000 sf of additional museum space available to the public;
- it expands the project – opening more than just The Wolfsonian's headquarters facility for museum visitors;
- it is a more efficient use of GOB funding – reorganized and renovated spaces are likely to cost less (potentially allowing more than 25,000 sf of newly available public space to result from the project) and take less time to complete than new construction;
- it is a more strategic use of capital funds – by reorganizing and consolidating spaces in The Wolfsonian's three buildings, operational efficiencies can be achieved by more logically aligning program functions in these facilities; and
- the resulting project will be accomplished within the same \$10 million of GOB funding originally allocated for The Wolfsonian.

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